



CITY OF CONCORD

NEW HAMPSHIRE

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ECONOMIC DEVELOPMENT ADVISORY COUNCIL

Minutes

December 5, 2008

7:30 A.M.

The meeting convened at 7:30 A.M. at The Nature Conservancy, 22 Bridge Street, Concord. As Chairperson Carley was unable to attend today's meeting, David Feller served as Acting Chairperson. Coffee and refreshments were served compliments of Jan McClure.

PRESENT: Tim Bernier, Doug Black, Byron Champlin, Mark Coen, Peter Cook, David Feller, Larry Gloekler, John Hoyt, Jan McClure, Bill Norton, Dan St. Hilaire, and Claudia Walker

ABSENT: Allen Bennett, Chris Carley, and Stephen Heavener

STAFF: Carlos Baía, Deputy City Manager - Development
Matthew Walsh, Asst. for Special Projects
Bev Rafferty, Administrative Assistant

GUEST: Chip Chesley, General Services Director

I. MINUTES OF THE NOVEMBER 7TH EDAC MEETING AND NOVEMBER 14TH REGULATIONS SUB-COMMITTEE MEETING

David Feller asked for clarification on the first paragraph, page 3, of the November 7th minutes, where it noted ".....there will be an impact on the General Fund for a period of time then the program will give some revenue." Mr. Feller was under the impression that the pay-as-you-throw program would always have some impact on the General Fund. Mr. Chesley confirmed that fact. Staff will refine that paragraph of the November 7th minutes. Tim Bernier made a motion to accept the minutes as amended; seconded by Dr. Black; motion passed unanimously.

As Mr. Baía and some other EDAC members had 9:00 A.M. meetings this morning, Acting Chairperson David Feller revised the agenda and moved to item number III: Airport RFP Update:

III. AIRPORT RFP UPDATE

Carlos Baía informed EDAC that two RFP's had been issued. The one for the northeast corner of Airport Road and Regional Drive had one response from Ray D'Amante to construct two buildings; one for the independent insurance brokers and one that would be leased. It was envisioned that the Civil Air Patrol could be accommodated in the new

space. However, due to the recent changes in the economy, the insurance brokers are not proceeding with this construction. The Civil Air Patrol remains to be addressed.

Mr. Baía continued that Ken Lurvey is looking at the IBEW building across the street from the current CAP location but that would be four times more than the current lease cost and if CAP moves to the terminal, the terminal would have to be modified.

Mark Coen asked why the city was doing this for CAP and Carlos Baía responded that CAP has a lease with the city. There was some discussion to possibly move CAP to the National Guard property.

Jan McClure asked if the rate could be adjusted and that it might be worth looking in to raising the rate. There was some discussion on lease rates and staff will check into that.

Carlos Baía informed EDAC that the second RFP was for a hangar proposal with a response deadline of December 17th. There had been three solid leads but at the mandatory pre-bid meeting, no one showed. Doug Ross, Purchasing Agent for the city, will be submitting a questionnaire to see why the leads did not show. This was a mandatory pre-bid meeting so by them not showing, they cannot submit a proposal. Mr. Baía will keep EDAC informed of any developments.

IV. RETAIL UPDATE

Carlos Baía had researched company store closings and he briefed EDAC on some he had found. He noted that Ken Lurvey had been focusing on business visitations this year and has visited 39 businesses to date. Folks are still relatively optimistic and only one owner is going to be closing his business.

Ken Lurvey has also been trying to meet with the Steeplegate Mall Manager but to date has been unsuccessful. The biggest concern at the Mall is the tenant base. Some of the companies on the list of store closings that Mr. Baía had reviewed earlier are tenants at the Mall. There is a 10% vacancy in the Mall and that will probably go up.

A windshield gauge of Main Street also suggests a 10% vacancy rate; the upper levels are probably more than that.

The Zoe store (a professional bra fitting store) has approximately ten appointments a day. Their problem is finding the right employees for the business. Byron Champlin inquired why Zoe came to Concord and it was noted Concord is a good geographical location.

The Cool Moose Creamery will be closing after Christmas. David Feller noted that the Mall traffic is good but it is young people, walkers, etc. - not buyers. He inquired if the Mall pays a PILOT (payment in lieu of taxes) but they pay regular taxes. Peter Cook inquired if there are any new tenants coming up at the Mall but no firm leads were known at this time although Bill Norton discussed one possibility.

VI. WINDSOR SQUARE PROPOSAL

Carlos Baía informed EDAC that the State has reduced its appraisal of Windsor Square down from \$1.1M to \$955,000 but the Liquor Commission has expressed interest in the property. It is still unclear what the Liquor Commission wants to do, i.e. retail store, warehouse, etc. Bill Norton noted that when state property becomes available it must first circulate through state agencies before being offered to the county, city, etc. Mr. Baía also noted that the developer has met with some of the neighbors and the city councilor for that area. The developer is still optimistic it will go through.

V. REGULATION SUBCOMMITTEE UPDATE

Tim Bernier informed EDAC that the sub-committee had met with Doug Woodward to go over the Master Plan. He noted that the sub-committee was set up to go through the regulatory process and make recommendations for possible changes to the ordinances.

David Feller noted the sub-committee was trying to have a response ready by the end of December but that was based on the Mayor sending out invitations for input to other groups in the city and that has not been done yet.

Larry Gloekler noted the Chamber and 20/20 are working on this as well. The Mayor had mentioned that he would like to submit a "My Turn" article to the newspaper but nothing has been done on that yet either.

Some members asked how this sub-committee came into existence. Tim Bernier explained that the Mayor had met with EDAC a few months ago and had asked EDAC to review the regulatory process to make recommendations to the City Council on changes to the ordinance. Later the Mayor clarified that this is more of a broad look into the development process in the City of Concord.

EDAC set up this sub-committee to review the process and come back to EDAC with recommendations and the Mayor was also going to ask other public organizations in the city to provide some feedback. Mr. Bernier gave a brief history of the sub-committee's activities. He continued that he would like to think they have a deadline of the end of December but they need the other organizations' input.

David Feller informed EDAC that a lot of discussion has been on taking items out of the zoning ordinance and putting them into the sub-division regulations. Bill Norton noted that some parts of the 20/20 vision and Concord Master Plan can't be accomplished through current regulations. The next meeting is Friday, December 12th, at 7:30 A.M. at the Chamber of Commerce.

Carlos Baía noted the sub-committee members should be applauded for their work on this committee.

Mark Coen asked how the process would work and it was noted that the sub-committee would report back to EDAC who, in turn, would make the recommendation changes to the City Council. Jan McClure noted the sub-committee should garner support before

taking this to a larger group. David Feller feels the sub-committee should update EDAC before it goes outside to larger groups.

II. SOLID WASTE/RECYCLING CHALLENGES

Chip Chesley, General Services Director, was in attendance at today's meeting having been invited back to further discuss the solid waste issue.

Mr. Chesley informed EDAC that the solid waste committee is moving forward. The committee wants to hear from EDAC and others before it goes to the City Council on January 12, 2009.

There will be a program on CCTV and WKXL to inform the public. Staff will meet with landlords and condo associations. This week General Services is launching a web page on the issue as well. Mr. Chesley informed EDAC that the pay-as-you-throw program is growing nationally.

There was lengthy discussion on recycling, condos subsidizing with taxes, equity issues, number of people in households, etc.

Bill Norton noted part of the confusion is there are three pieces to this program. You have trash/solid waste, the recyclables, and the yard waste.

Jan McClure noted it must be publicized that a potential 3% tax rate increase because of solid waste is only part of the picture; such an increase would place added budgetary pressures on other services such as Fire, Police, Library, etc. Chip Chesley noted the solid waste advisory committee realizes that. He continued that to maintain the current service, the city needs to either increase revenue or cut expenses and there are some costs the city cannot get away from.

Tim Bernier noted the average resident does not look at this as a whole. There needs to be better planning to forecast the Wheelabrator contract ahead of time. Mark Coen noted the good news is people are asking questions. This is so critical.

It was asked if there was a State mandate to recycle but there is not one in place here in New Hampshire. Bill Norton inquired if there is staff to keep the recycling center at the old dump open. Chip Chesley noted the transfer station costs \$15,000 and will not be eliminated.

(At 8:25 A.M., Bill Norton left the meeting.)

Tim Bernier noted there are responses from the community and he feels people are out there that will not be able to pay for this. There are people working two jobs and have not seen the articles or CCTV and will have no idea what's going on. Larry Gloekler noted that with the rental units, you may get some people into the program but not all.

Jan McClure noted the thinking of residents that this is a service to them is wrong. Police and Fire are services; trash is a personal item.

David Feller asked Chip Chesley for the timetable. Mr. Chesley noted that CCTV and WKXL will be running programs in December; there is a community meeting scheduled for Monday, January 5, 2009 at 7:00 P.M. at the City Council Chambers. Then the solid waste advisory committee will be making their recommendations to the City Council on or before January 12, 2009. There will also be a public hearing before the City Council on this issue. That public hearing would most likely be held in February 2009.

As of today's meeting, EDAC has done nothing formally on this.

(At 8:30 A.M., Tim Bernier left the meeting.)

At this time Acting Chairperson Feller asked Byron Champlin to provide a brief update on the Creative Economy.

Byron Champlin informed EDAC that the Creative Economy committee met for the first time at the Chamber of Commerce and there were 18 members in attendance. Dr. Black, Dan St. Hilaire, Chris Carley and Byron Champlin serve on this committee. Mr. Champlin noted that Stephen Heavener, of the Capital Regional Development Council, is very much interested in creating a Revolving Loan Fund to help support creative enterprises. The committee also identified incubator spaces and what kinds of enterprises would want to locate in an incubator space before identifying another space.

Future reports will be submitted.

VII. HOW'S THE ECONOMY DOING?

Carlos Baía briefly spoke on a report by Dennis Delay of the New Hampshire Center for Public Policy Studies that was presented at the Local Government Center's annual meeting in early November. Mr. Delay's report indicates that it is projected to be the final quarter of 2009 or the first quarter of 2010 before any improvement in the economy is seen. Locally permits have been issued for more smaller projects.

Mr. Baía noted that Concord Steam is moving forward with their project. They have submitted revised site plans that will need to go back before the Planning Board and Claudia Walker noted there was a stack height change that had been retooled from the last layout. Mr. Baía does not anticipate there will be any problem with the new plans.

Carlos Baía noted that in the last two months, the city had received \$29,000 in permit revenue that had not been anticipated so that was a nice surprise.

Jan McClure introduced Daryl Burtnett, Executive Director of The Nature Conservancy. Mr. Burtnett apologized for arriving late but wanted to welcome EDAC to their facility.

VIII. OTHER BUSINESS

The next meeting is scheduled for Friday, January 9, 2009. It will be hosted by Byron Champlin at Lincoln Financial.

IX. ADJOURNMENT

There being no further business and upon a motion duly made and seconded, the meeting adjourned at 8:45 A.M.

Respectfully submitted,

Beverly A. Rafferty
Administrative Assistant